

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

225 E CIMARRON - FBZ DEVELOPMENT PLAN
LAND USE REVIEW FILE # CPC DP 22-00015

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



DEVELOPMENT PLAN

APARTMENTS
CIMARRON ST.
RADO SPRINGS,
CO 80903

[illegible]

PROJECT NO.
20121.00.000

SUBMITTAL DATE:
05/02/2022

SHEET NUMBER:

02
02 of 16

	PROPERTY LINE
	ACCESSIBLE ROUTE
	STANDARD GRAY CONCRETE
	SAND SET UNIT PAVERS
	SYNTHETIC GRASS
	DROP IRRIGATED PLANTING AREA, ORGANIC MULCH W/ PLANTING SOIL
	WOOD BENCH
	TRASH AND RECYCLING BINS
	BIKE RACKS TYPE 1
	PEDESTRIAN ACCESS

REPAIR OR REPLACE EXISTING CURB, GUTTER AND SIDEWALK ALONG THE PROPERTY FRONTAGE THAT IS DAMAGED, NOT TO CURRENT CITY CITY STANDARDS OR NOT COMPLIANT WITH ADA, AS DIRECTED BY ROW INSPECTOR DURING CONSTRUCTION.

REFER TO TRANSPORTATION ENGINEERING PLAN FOR ADDITIONAL DETAILS FOR ROW IMPROVEMENTS.

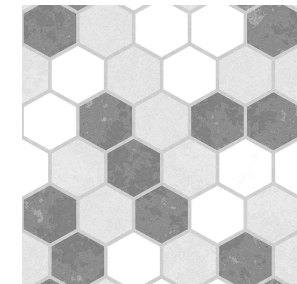
GENERALIZED DESIGN AND NOTES FOR ANY MAJOR, CHANGED, OR NEW IMPROVEMENTS TO PUBLIC RIGHT-OF-WAY REQUIRED OF THIS DEVELOPMENT PROJECT ARE SHOWN.

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE CURRENT ACCESSIBILITY STANDARDS. THE CITY OF COLORADO SPRINGS DOES NOT WARRANT THE JUSTIFICATION OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL, STATE, AND/OR LOCAL ACTS, ORDINANCES, OR REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY STANDARDS WITH THE PROJECT WITH THE PROPOSED PLAN IS THE RESPONSIBILITY OF THE PROJECT OWNER.

ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEPARTMENT REVIEW INSPECTOR WILL BE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS SECTION 15.01. THE CITY OF COLORADO SPRINGS UTILITIES ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE IN ACCORDANCE WITH THE UTILITIES REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL BE PROVIDED TO THE CITY INSPECTOR.

ALL VERTICAL SITE ELEMENTS BEYOND THE PROPERTY LINE ARE PRIVATE ENCROACHMENTS IN THE PUBLIC R.O.W. AND A REVOCABLE PERMIT HAS BEEN SUBMITTED.



2 PAVER PATTERN BASIS OF DESIGN

2 Not To Scale

SITE PLAN

225 E CIMARRON - FBZ DEVELOPMENT PLAN
LAND USE REVIEW FILE # CPC DP 22-0001

CIMARRON APARTMENTS DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



**DAVIS
PARTNERSHIP
ARCHITECTS**

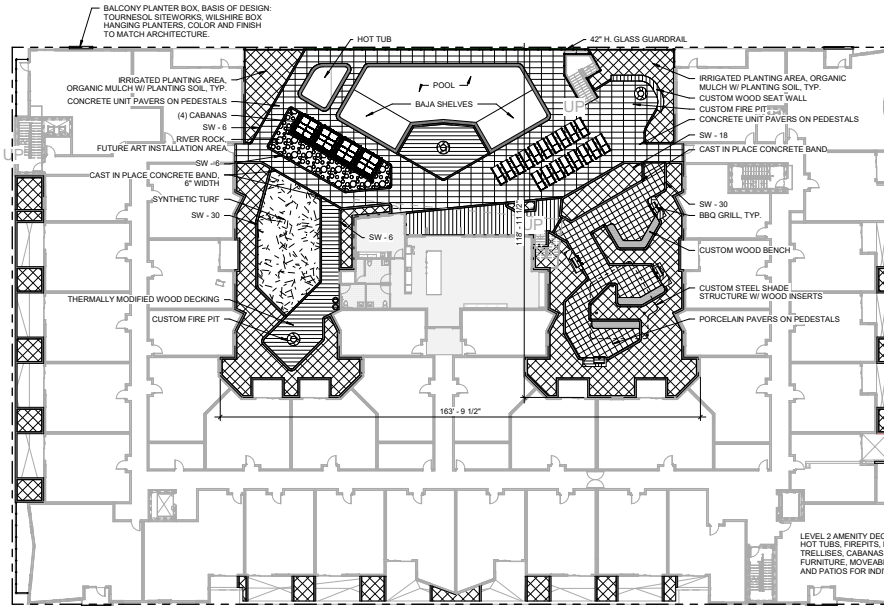
10/10/2021
201211.00.000
05/02/2022
03 of 16

DEVELOPMENT
PLAN

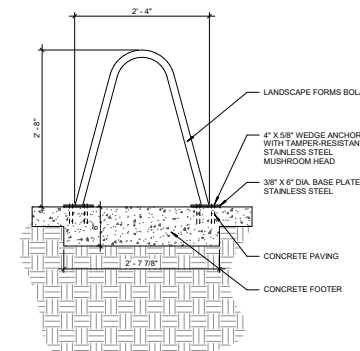
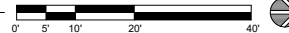
CIMARRON
APARTMENTS
225 E. CIMARRON ST.
COLORADO SPRINGS,
CO 80903

DATE	BY	REVISION
10/10/2021	DAVIS	201211.00.000
05/02/2022	DAVIS	03 of 16

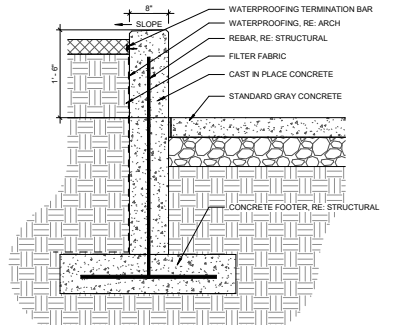
03
03 of 16



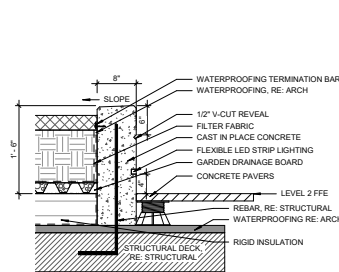
1 LEVEL 2 AMENITY DECK
1" = 20'-0"



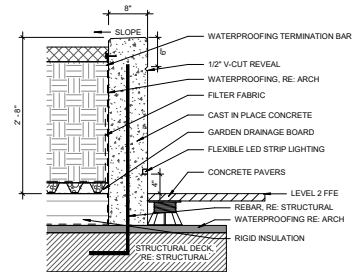
2 BOLA BIKE RACK
1" = 1'-0"



3 LEVEL 1 SITE WALL
1" = 1'-0"



4 PLANTER WALL - 18"
1" = 1'-0"

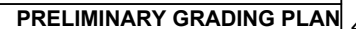


5 PLANTER WALL - 32"
1" = 1'-0"

AMENITY DECK PLAN AND SITE DETAILS

225 E CIMARRON - FBZ DEVELOPMENT PLAN
LAND USE REVIEW FILE # OPC DP 22-00019

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND:

SITE SPECIFIC NOTES:

ALL EXISTING CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE PUBLIC IMPROVEMENTS CORRIDOR SHALL MEET CURRENT CITY STANDARDS.

ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DEGRADATION OR DOES NOT MEET CURRENT CITY REQUIREMENTS SHALL BE REPAIRED. THE REQUESTOR SHALL BE REQUIRED TO OBTAIN A MEETING WITH THE CITY ENGINEER, THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF AN IMPROVEMENTS ARE REQUIRED, THE INSPECTOR CAN BE REACHED AT 385-5977.

A MINIMUM OF 5-FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS.

NO GREASE INTERCEPTOR REQUIRED (ASSUMED).

THOSE RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH ADA OR ANY OTHER FEDERAL, OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

TRAFFIC SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET UNITED STATES CODE OF FEDERAL REGULATIONS, TITLE 23, PART 672, CHAPTER 1, SUBCHAPTER 1, SECTION 672.101, 672.102, 672.103, 672.104, 672.105, 672.106, 672.107, 672.108, 672.109, 672.110, 672.111, 672.112, 672.113, 672.114, 672.115, 672.116, 672.117, 672.118, 672.119, 672.120, 672.121, 672.122, 672.123, 672.124, 672.125, 672.126, 672.127, 672.128, 672.129, 672.130, 672.131, 672.132, 672.133, 672.134, 672.135, 672.136, 672.137, 672.138, 672.139, 672.140, 672.141, 672.142, 672.143, 672.144, 672.145, 672.146, 672.147, 672.148, 672.149, 672.150, 672.151, 672.152, 672.153, 672.154, 672.155, 672.156, 672.157, 672.158, 672.159, 672.160, 672.161, 672.162, 672.163, 672.164, 672.165, 672.166, 672.167, 672.168, 672.169, 672.170, 672.171, 672.172, 672.173, 672.174, 672.175, 672.176, 672.177, 672.178, 672.179, 672.180, 672.181, 672.182, 672.183, 672.184, 672.185, 672.186, 672.187, 672.188, 672.189, 672.190, 672.191, 672.192, 672.193, 672.194, 672.195, 672.196, 672.197, 672.198, 672.199, 672.200, 672.201, 672.202, 672.203, 672.204, 672.205, 672.206, 672.207, 672.208, 672.209, 672.210, 672.211, 672.212, 672.213, 672.214, 672.215, 672.216, 672.217, 672.218, 672.219, 672.220, 672.221, 672.222, 672.223, 672.224, 672.225, 672.226, 672.227, 672.228, 672.229, 672.230, 672.231, 672.232, 672.233, 672.234, 672.235, 672.236, 672.237, 672.238, 672.239, 672.240, 672.241, 672.242, 672.243, 672.244, 672.245, 672.246, 672.247, 672.248, 672.249, 672.250, 672.251, 672.252, 672.253, 672.254, 672.255, 672.256, 672.257, 672.258, 672.259, 672.260, 672.261, 672.262, 672.263, 672.264, 672.265, 672.266, 672.267, 672.268, 672.269, 672.270, 672.271, 672.272, 672.273, 672.274, 672.275, 672.276, 672.277, 672.278, 672.279, 672.280, 672.281, 672.282, 672.283, 672.284, 672.285, 672.286, 672.287, 672.288, 672.289, 672.290, 672.291, 672.292, 672.293, 672.294, 672.295, 672.296, 672.297, 672.298, 672.299, 672.300, 672.301, 672.302, 672.303, 672.304, 672.305, 672.306, 672.307, 672.308, 672.309, 672.310, 672.311, 672.312, 672.313, 672.314, 672.315, 672.316, 672.317, 672.318, 672.319, 672.320, 672.321, 672.322, 672.323, 672.324, 672.325, 672.326, 672.327, 672.328, 672.329, 672.330, 672.331, 672.332, 672.333, 672.334, 672.335, 672.336, 672.337, 672.338, 672.339, 672.340, 672.341, 672.342, 672.343, 672.344, 672.345, 672.346, 672.347, 672.348, 672.349, 672.350, 672.351, 672.352, 672.353, 672.354, 672.355, 672.356, 672.357, 672.358, 672.359, 672.360, 672.361, 672.362, 672.363, 672.364, 672.365, 672.366, 672.367, 672.368, 672.369, 672.370, 672.371, 672.372, 672.373, 672.374, 672.375, 672.376, 672.377, 672.378, 672.379, 672.380, 672.381, 672.382, 672.383, 672.384, 672.385, 672.386, 672.387, 672.388, 672.389, 672.390, 672.391, 672.392, 672.393, 672.394, 672.395, 672.396, 672.397, 672.398, 672.399, 672.400, 672.401, 672.402, 672.403, 672.404, 672.405, 672.406, 672.407, 672.408, 672.409, 672.410, 672.411, 672.412, 672.413, 672.414, 672.415, 672.416, 672.417, 672.418, 672.419, 672.420, 672.421, 672.422, 672.423, 672.424, 672.425, 672.426, 672.427, 672.428, 672.429, 672.430, 672.431, 672.432, 672.433, 672.434, 672.435, 672.436, 672.437, 672.438, 672.439, 672.440, 672.441, 672.442, 672.443, 672.444, 672.445, 672.446, 672.447, 672.448, 672.449, 672.450, 672.451, 672.452, 672.453, 672.454, 672.455, 672.456, 672.457, 672.458, 672.459, 672.460, 672.461, 672.462, 672.463, 672.464, 672.465, 672.466, 672.467, 672.468, 672.469, 672.470, 672.471, 672.472, 672.473, 672.474, 672.475, 672.476, 672.477, 672.478, 672.479, 672.480, 672.481, 672.482, 672.483, 672.484, 672.485, 672.486, 672.487, 672.488, 672.489, 672.490, 672.491, 672.492, 672.493, 672.494, 672.495, 672.496, 672.497, 672.498, 672.499, 672.500, 672.501, 672.502, 672.503, 672.504, 672.505, 672.506, 672.507, 672.508, 672.509, 672.510, 672.511, 672.512, 672.513, 672.514, 672.515, 672.516, 672.517, 672.518, 672.519, 672.520, 672.521, 672.522, 672.523, 672.524, 672.525, 672.526, 672.527, 672.528, 672.529, 672.530, 672.531, 672.

REVOCABLE PERMITS REQUIRED FOR ALL SURFACE LEVEL (e.g. SIDEWALK STEPS) AND ELEVATED (e.g. AWNINGS) ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY, INCLUDING ART OR SCULPTURES.

ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE. THE COLORADO SPRINGS UTILITIES' "ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE" IN ACCORDANCE WITH UTILITIES' REQUIREMENTS FOR ELECTRIFICATION, THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR."

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

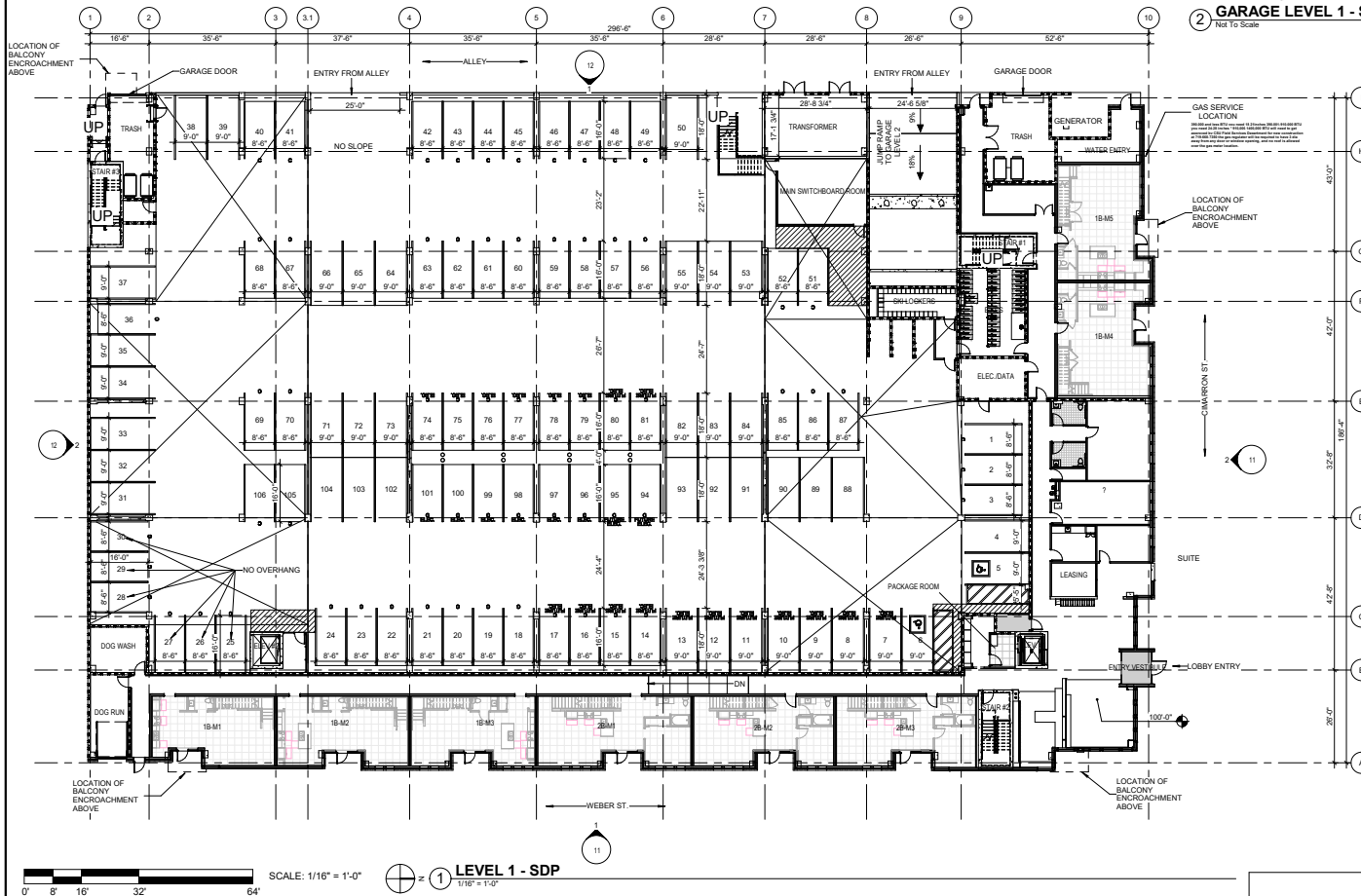
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PRELIMINARY PUBLIC FACILITY & UTILITY PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

[illegible]

2 **GARAGE LEVEL 1 - SDP**
Not To Scale



ADA Design Professional Standards Note:
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

GARAGE LEVEL 1 06 of 16

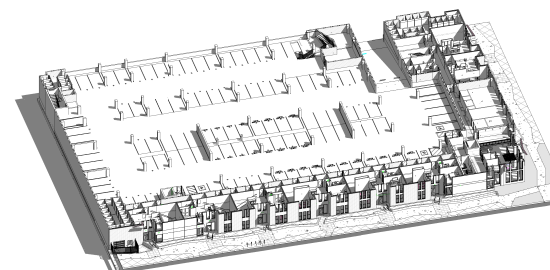
225 E CIMARRON - FBZ DEVELOPMENT PLAN
LAND USE REVIEW FILE # CPC DP 22-00019

DEVELOPMENT
PLAN

CIMARRON APARTMENTS
SUBDIVISION FILING NO. 1
225 E. CIMARRON ST.
COLORADO SPRINGS,
CO 80903

[illegible]06
06 of 16

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



DAVIS
PARTNERSHIP
ARCHITECTS

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www.powellcox.com

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2801 BLAKE STREET
DENVER, CO 80202
303.861.8000

LANDSCAPE ARCHITECTS
LEWIS R. ATTORNER
2801 BLAKE STREET
DENVER, CO 80202
303.861.8000

PLANNING & Sustainability
STV ASSOCIATES
CLARK, CONNELL AND ENGINEERS &
POWELL COX, LLC
1601 WASHINGTON AVE. SUITE 300
COLORADO SPRINGS, CO 80902
719.759.5700

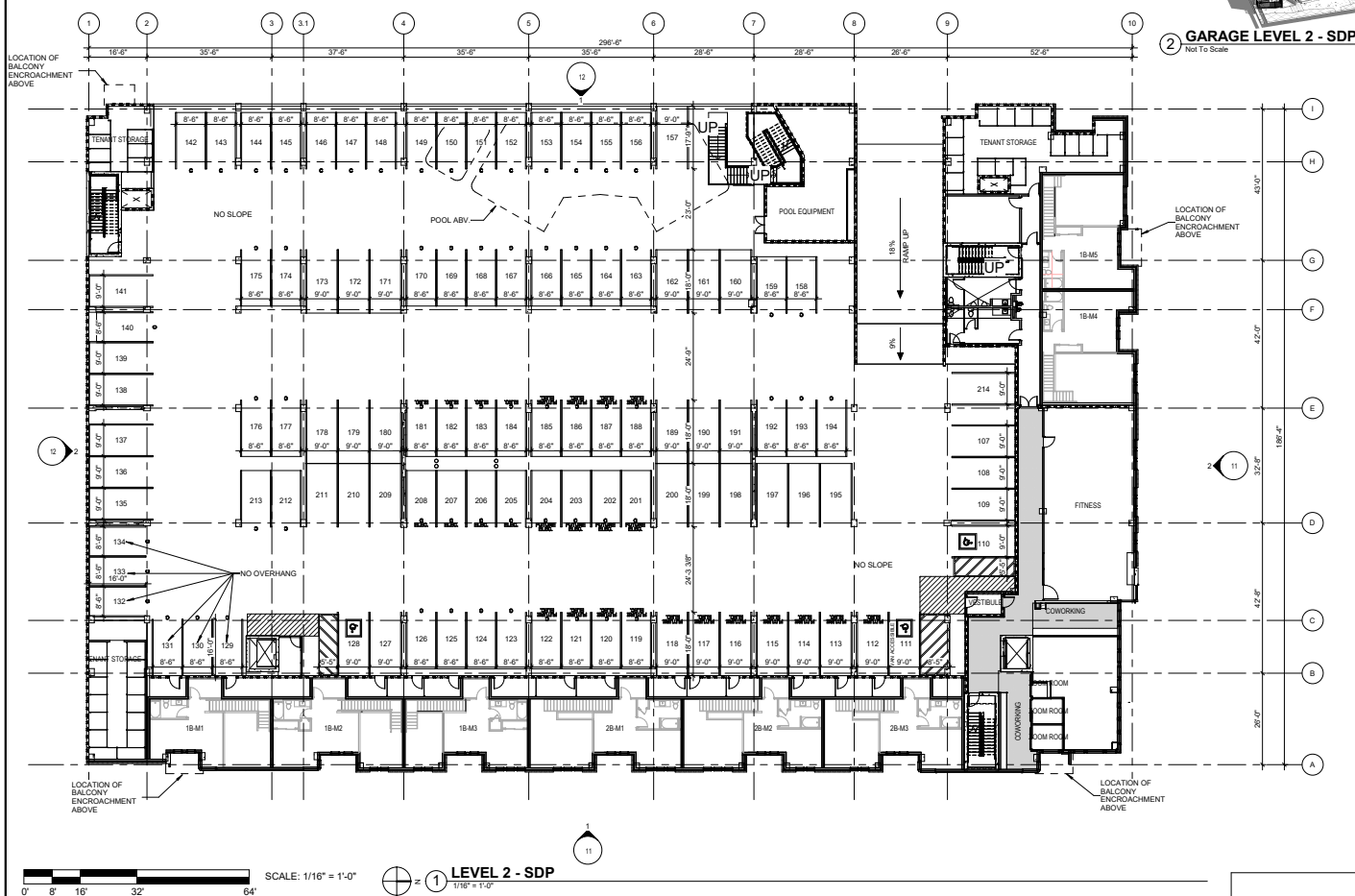
PLANNING & Sustainability
GLX INC GROUP, LLC
1601 WASHINGTON AVE
DENVER, CO 80202

DEVELOPMENT PLAN

CIMARRON APARTMENTS
SUBDIVISION FILING NO. 1
225 E. CIMARRON ST.
COLORADO SPRINGS,
CO 80903

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07 of 16

225 E CIMARRON - FBZ DEVELOPMENT PLAN
LAND USE REVIEW FILE # CPG DP 22-0001

CIMARRON APARTMENTS DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



**DAVIS
PARTNERSHIP
ARCHITECTS**

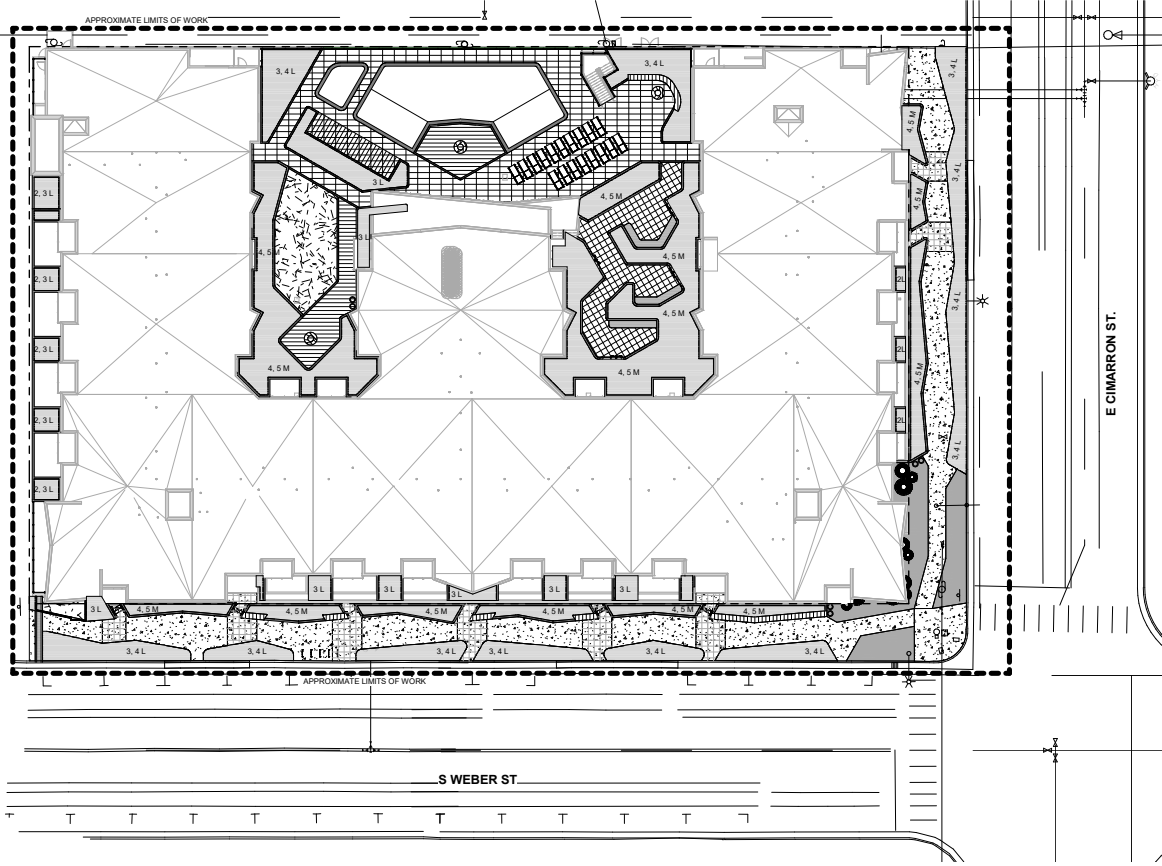
1000 N. VICTORY BLVD., SUITE 200
COLORADO SPRINGS, CO 80903
TEL: 719.575.1234
WWW.DAVISARCHITECTS.COM
ARCHITECTS: JAMES DAVIS, JEFFREY DAVIS
LANDSCAPE ARCHITECTS: JAMES DAVIS, JEFFREY DAVIS
PROJECT NO. 20121.00.000
SUBMITTING DATE: 05/02/2022
SHEET NUMBER: 08 OF 16

DEVELOPMENT
PLAN

CIMARRON
APARTMENTS
225 E. CIMARRON ST.
COLORADO SPRINGS,
CO 80903

OWN: DAVIS PARTNERSHIP	
DESIGN: JAMES DAVIS	
DATE: 05/02/2022	
PROJECT NO. 20121.00.000	
SUBMITTING DATE: 05/02/2022	
SHEET NUMBER: 08 OF 16	

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08 of 16



- PLANT COMMUNITIES:**
- 1 - SEMIARID SHRUBLANDS
 - 2 - PINON-JUNIPER WOODLANDS
 - 3 - PRAIRIE
 - 4 - LOWER ELEVATION RIPARIAN
 - 5 - FOOTHILL SHRUBLANDS
 - 6 - PONDEROSA PINE FOREST
 - 7 - UPPER ELEVATION RIPARIAN
 - 8 - DOUGLAS-FIR FOREST

- HYDROZONES**
- V - VERY LOW (0 TO 7 INCHES PER YEAR)
 - L - LOW (7 TO 15 INCHES PER YEAR)
 - M - MODERATE (15 TO 25 INCHES PER YEAR)
 - H - HIGH (MORE THAN 25 INCHES PER YEAR)

1 SCHEMATIC LANDSCAPE DIAGRAM
1" = 20'-0"

SCHEMATIC LANDSCAPE DIAGRAM

CIMARRON APARTMENTS
DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



DAVIS
PARTNERSHIP
ARCHITECTS

225 E. CIMARRON ST.
COLORADO SPRINGS,
CO 80903

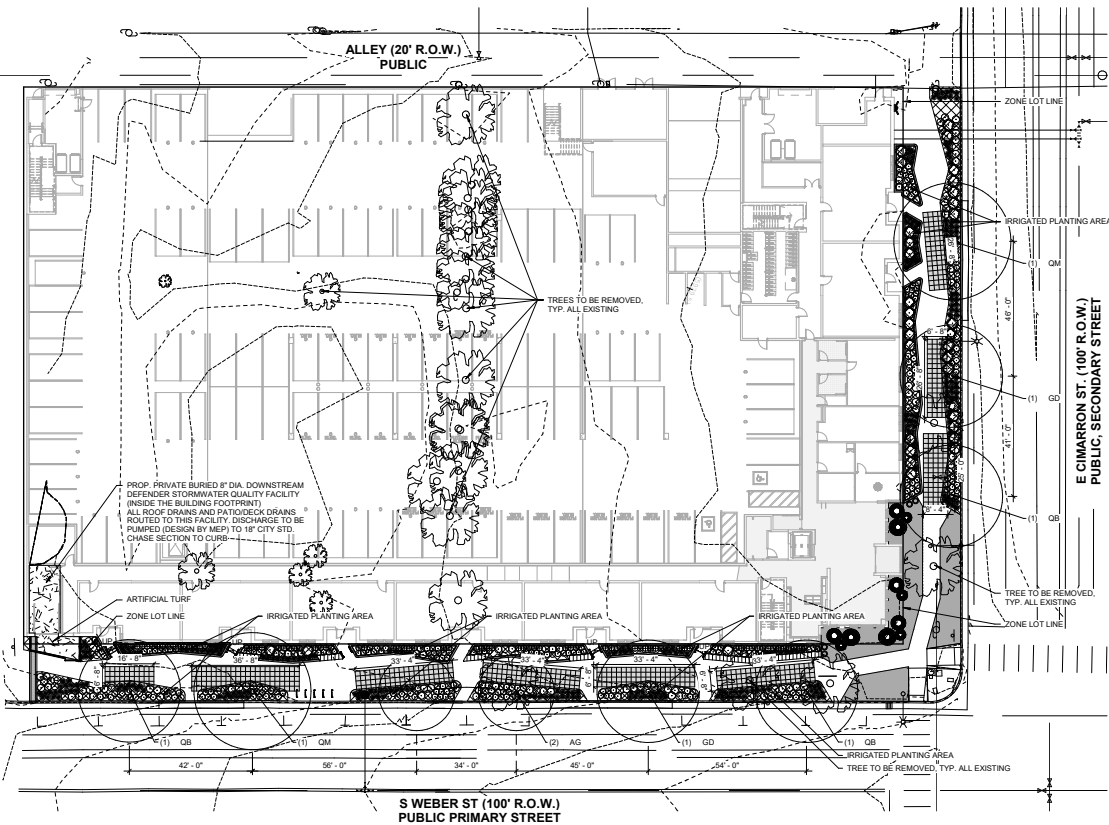
DEVELOPMENT
PLAN

CIMARRON
APARTMENTS
225 E. CIMARRON ST.
COLORADO SPRINGS,
CO 80903

DATE	BY	REVISION
05/02/2022	DAVID	1
05/02/2022	DAVID	2
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05/02/2022	DAVID	100

PROJECT NO.
20121.00.000
SUBMIT DATE
05/02/2022
SHEET NUMBER
09

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LEGEND

- PROPERTY LINE
- DECIDUOUS TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- GREENBELT URBAN ROOTSPACE SOIL SUPPORT SYSTEM

LANDSCAPE NOTES

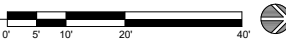
1. SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED WHEN REMOVING HARDSCAPE TO PLANT TREES, INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, PAVERS, AND BRICK. ALL PLANTING SOIL WILL BE IMPORTED AMENDED PLANTING SOIL. DEEP 24" SOIL ANALYSIS REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS.
 - A. ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, FREE LIME, SOIL SALINITY, ORGANIC MATTER (OM) CONTENT, AND PLANT AVAILABLE NUTRIENTS
 - B. SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS
 - 1) ADD SOIL AMENDMENTS PER SOIL ANALYSIS RESULT AND TILL TO DEPTH OF 18"
 - 2) ADD ORGANIC MATTER TO ENSURE A MINIMUM OF AT LEAST 3% FOR NATIVE SOIL
 2. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
 3. SHRUB PLANTS SHALL NOT BE PLANTED WITHIN 24" OF TREE ROOTBALL.
 4. ALL EXISTING TREES ON SITE AND IN THE PUBLIC RIGHT OF WAY ARE TO BE REMOVED.
 5. THE IRRIGATION SYSTEM DESIGN WILL CONSIST OF DRIP IRRIGATION IN ALL PLANTING BEDS AND MOVEABLE PLANTERS. ANY SOO AREAS WILL BE IRRIGATED WITH POP UP HEADS.
 6. OWNER IS RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL.
- A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

INSTALLATION / EXCAVATION NOTES

1. ADD 6" MINIMUM TO OUTER PERIMETER DIMENSIONS WHEN EXCAVATING THE PIT.
2. ALWAYS CHECK THE PIT DIMENSIONS AT THE BASE OF THE PIT, ENSURING THAT SIDES ARE CLEAN AND SQUARE.
3. ENSURE THE AGGREGATE BASE IS SCAFFOLD, LEVELLED AND COMPACTED PROPERLY BEFORE INSTALLING THE ROOTSPACE SYSTEM
4. USE ROOTSPACE INFL. PANELS ADJACENT TO VEHICLE TRAFFIC AREAS
5. WHERE A SINGLE ROW OF ROOTSPACE IS USED, ANCHOR THE UPRIGHT PANELS TO THE PIT BASE USING 3/8" X 8" GALVANIZED SPIRAL SPIKES
6. SEE THE ROOTSPACE INSTALLATION / MAINTENANCE MANUAL AND/OR THE UTILITIES & ROOTSPACE GUIDE FOR ADDITIONAL DETAILS.

ABBR.	QTY.	BOTANIC / COMMON NAME	KEY FROM APPENDIX B	MATURE WIDTH	PLANTING SIZE	NOTES
Deciduous Trees						
AG	2	Acer x grandidentatum Highland Park / Highland Park Maple	7S	18-22'	2.5' CAL.	B&B
GD	2	Gynocladus dioica Espresso / Espresso Coffeetree	34AS	40-50'	2.5' CAL.	B&B
QB	3	Quercus laevis / Texas Red Oak		35-40'	2.5' CAL.	B&B
QM	2	Quercus muhlenbergii / Chinquapin Oak		35-50'	2.5' CAL.	B&B

1 PRELIMINARY LANDSCAPE PLAN



CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



- A TREE (SEE DETAILS FOR SPECIES AND PROPER PLANTING DEPTH)
- B COMPACTED SOIL BASE TO SUPPORT ROOTBALL OR, AS SPECIFIED.
- C SURFACE & COMPACTED AGGREGATE PAVEMENT BASE DESIGN PER STANDARD SPECIFICATIONS. THICKEN EDGE AT TREENT OPENING. COMPACT TO 95% MINIMUM STANDARD PROCTOR DENSITY.)
- D ARBORITM™ ANCHORPLATE ROOTBALL ANCHORING SYSTEM (greenblue.com/anchorplate)
- E ROOTBRAIN™ HYDROGELIC INLET & PIPE (greenblue.com/rootbrain-hydrogelic) (ROOTBALL IRRIGATION AND AERATION SYSTEM)
- F CONCRETE HAUNCH TO SUPPORT TREE GRATE
- G REROOT™ 300 ROOT BARRIER (greenblue.com/reroot) PLACED VERTICALLY AROUND THE INSIDE OF THE TREENT OPENING WITH THE RIBS FACING THE TREE. TOP OF BARRIER MUST BE FLUSH WITH THE PLANTING SOIL. SEAMS MUST OVERLAP 9" - 8" AND BE SEALED WITH JOINTING TAPE.
- H COMBIBIRD GEOPOLYESTER-GRID (greenblue.com) PLACED HORIZONTALLY ON TOP OF ON: ON SOLID CELLS. FOLD THE COMBIBIRD-GEOPOLYESTER-GRID DOWN THE OUTER EDGE OF ROOTSPACE 10" (12" AND FOLD IT OUT HORIZONTALLY 10" - 12" OVERLAP SEAMS 10" - 12") (OPTION: SOL- GEOPOLYESTER)
- J COMPACTED BACKFILL BACKFILL MATERIAL FOR OUTER PERIMETER ADJACENT TO SOL CELLS SHALL BE FREE OF ORGANIC MATERIAL, TRASH AND OTHER DEBRIS, SHALL BE FREE OF TOXIC MATERIAL, HARMFUL TO PLANT GROWTH. (COMPACTABLE FILL OR, AS SPECIFIED.) (COMPACT TO 95% MINIMUM STANDARD PROCTOR DENSITY)
- K ARBORVENT™ 150 AERATION INLET & PIPE (greenblue.com/arborvent) (SOIL AERATION AND IRRIGATION SYSTEM.) (LOCATION AS PER PLANS.) CAST-IN-PLACE SUPPORT COLLAR IF REQUIRED.
- L PLANTING SOL (GREENBELT SANDY LOAM WITH 4.8% ORGANICS BY VOLUME. SEE PLANTING SOL SPECIFICATION.) FOOT COMPACT ONLY.)
- M ROOTSTOP™ 600 ROOT BARRIER (greenblue.com/rootstop) (WRAPS VERTICALLY AROUND THE SOL CELLS. SEAMS MUST OVERLAP 18" - 12" AND BE SEALED WITH JOINTING TAPE.)
- N ARBORMESH (Soil Reinforcement Mesh) LAID ON TOP OF COMPACTED SOIL BASE COURSE.
- P ROOTSPACE 600 PAVEMENT SUPPORT SYSTEM / 1-LAYER (greenblue.com/rootspace) (FILLED WITH PLANTING SOL, AS SPECIFIED.)
- Q AGGREGATE SUB-BASE / DRAINAGE LAYER FREE DRAINING, 1/4" TO 1" CRUSHED ANGULAR STONE. COMPACT TO MINIMUM OF 95% STANDARD PROCTOR DENSITY.
- R COMPACTED SUB-GRADE

1 SUSPENDED PAVEMENT SYSTEM
3/8" = 1'-0"

① $\frac{3}{8}'' = 1'-0''$



DEVELOPMENT PLAN

APARTMENTS
225 E. CIMARRON ST.
COLORADO SPRINGS,
CO 80903

DATE:	01/14/22	01/15/2021	02/15/2021	03/15/2021	04/15/2021	05/15/2021	06/15/2021	07/15/2021	08/15/2021	09/15/2021	10/15/2021	11/15/2021	12/15/2021	01/15/2022	02/15/2022	03/15/2022	04/15/2022	05/15/2022	06/15/2022	07/15/2022	08/15/2022	09/15/2022	10/15/2022	11/15/2022	12/15/2022	01/15/2023	02/15/2023	03/15/2023	04/15/2023	05/15/2023	06/15/2023	07/15/2023	08/15/2023	09/15/2023	10/15/2023	11/15/2023	12/15/2023	01/15/2024	02/15/2024	03/15/2024	04/15/2024	05/15/2024	06/15/2024	07/15/2024	08/15/2024	09/15/2024	10/15/2024	11/15/2024	12/15/2024	01/15/2025	02/15/2025	03/15/2025	04/15/2025	05/15/2025	06/15/2025	07/15/2025	08/15/2025	09/15/2025	10/15/2025	11/15/2025	12/15/2025	01/15/2026	02/15/2026	03/15/2026	04/15/2026	05/15/2026	06/15/2026	07/15/2026	08/15/2026	09/15/2026	10/15/2026	11/15/2026	12/15/2026	01/15/2027	02/15/2027	03/15/2027	04/15/2027	05/15/2027	06/15/2027	07/15/2027	08/15/2027	09/15/2027	10/15/2027	11/15/2027	12/15/2027	01/15/2028	02/15/2028	03/15/2028	04/15/2028	05/15/2028	06/15/2028	07/15/2028	08/15/2028	09/15/2028	10/15/2028	11/15/2028	12/15/2028	01/15/2029	02/15/2029	03/15/2029	04/15/2029	05/15/2029	06/15/2029	07/15/2029	08/15/2029	09/15/2029	10/15/2029	11/15/2029	12/15/2029	01/15/2030	02/15/2030	03/15/2030	04/15/2030	05/15/2030	06/15/2030	07/15/2030	08/15/2030	09/15/2030	10/15/2030	11/15/2030	12/15/2030	01/15/2031	02/15/2031	03/15/2031	04/15/2031	05/15/2031	06/15/2031	07/15/2031	08/15/2031	09/15/2031	10/15/2031	11/15/2031	12/15/2031	01/15/2032	02/15/2032	03/15/2032	04/15/2032	05/15/2032	06/15/2032	07/15/2032	08/15/2032	09/15/2032	10/15/2032	11/15/2032	12/15/2032	01/15/2033	02/15/2033	03/15/2033	04/15/2033	05/15/2033	06/15/2033	07/15/2033	08/15/2033	09/15/2033	10/15/2033	11/15/2033	12/15/2033	01/15/2034	02/15/2034	03/15/2034	04/15/2034	05/15/2034	06/15/2034	07/15/2034	08/15/2034	09/15/2034	10/15/2034	11/15/2034	12/15/2034	01/15/2035	02/15/2035	03/15/2035	04/15/2035	05/15/2035	06/15/2035	07/15/2035	08/15/2035	09/15/2035	10/15/2035	11/15/2035	12/15/2035	01/15/2036	02/15/2036	03/15/2036	04/15/2036	05/15/2036	06/15/2036	07/15/2036	08/15/2036	09/15/2036	10/15/2036	11/15/2036	12/15/2036	01/15/2037	02/15/2037	03/15/2037	04/15/2037	05/15/2037	06/15/2037	07/15/2037	08/15/2037	09/15/2037	10/15/2037	11/15/2037	12/15/2037	01/15/2038	02/15/2038	03/15/2038	04/15/2038	05/15/2038	06/15/2038	07/15/2038	08/15/2038	09/15/2038	10/15/2038	11/15/2038	12/15/2038	01/15/2039	02/15/2039	03/15/2039	04/15/2039	05/15/2039	06/15/2039	07/15/2039	08/15/2039	09/15/2039	10/15/2039	11/15/2039	12/15/2039	01/15/2040	02/15/2040	03/15/2040	04/15/2040	05/15/2040	06/15/2040	07/15/2040	08/15/2040	09/15/2040	10/15/2040	11/15/2040	12/15/2040	01/15/2041	02/15/2041	03/15/2041	04/15/2041	05/15/2041	06/15/2041	07/15/2041	08/15/2041	09/15/2041	10/15/2041	11/15/2041	12/15/2041	01/15/2042	02/15/2042	
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LANDSCAPE DETAILS

CIMARRON APARTMENTS DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



**DAVIS
PARTNERSHIP
ARCHITECTS**

10000 E. WILLOW AVE. SUITE 100
DENVER, CO 80231
303.755.1234
WWW.DAVISPARTNERSHIPARCHITECTS.COM
ARCHITECT
PROJECT NO. 20121.00.000
SUBMITTAL DATE 01/21/22
SHEET NAME: EXTERIOR ELEVATIONS

DEVELOPMENT PLAN

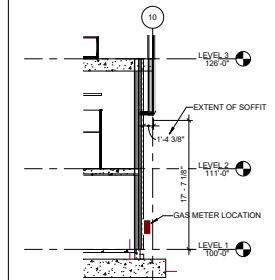
CIMARRON APARTMENTS
SUBDIVISION FILING NO. 1
225 E. CIMARRON ST.
COLORADO SPRINGS,
CO 80903

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01/21/22	DAVID	100

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GLAZING PERCENTAGES

FACADE (STOOP) RESIDENTIAL SF	1091 SF
GLAZING TRANSPARENCY	315 SF = 29 %
FACADE (SHOPFRONT) RESIDENTIAL SF	448 SF
GLAZING TRANSPARENCY	274 SF = 61 %



4 SECTION AT GAS METER
1/8" = 1'-0"

GLAZING PERCENTAGES

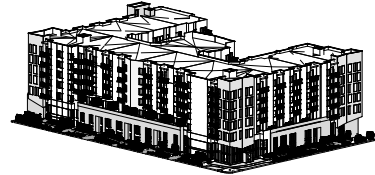
FACADE (STOOP) RESIDENTIAL SF	2262 SF
GLAZING TRANSPARENCY	700 SF = 31 %
FACADE (SHOPFRONT) RESIDENTIAL SF	247 SF
GLAZING TRANSPARENCY	160 SF = 65 %

EXTERIOR WALL FINISHES

SPC	GRAY 3-COAT STUCCO, SMOOTH FINISH
PMF	CORRUGATED METAL PANEL, ENGINEERED CORTEN FINISH
SFC	WOOD-LOOK FIBER CEMENT PANEL
MCD	GROUND FACE BLOCK, BROWN/TAN MIX
CCP	CAST IN PLACE CONCRETE, BOARD FORM FINISH
CON	CAST IN PLACE CONCRETE

EXTERIOR ELEVATIONS

225 E CIMARRON - FBZ DEVELOPMENT PLAN
LAND USE REVIEW FILE # OPC DP 22-00019



3 3D VIEW - NORTH EAST CORNER SDP



2 NORTH ELEVATION - SDP
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



1 EAST ELEVATION - SDP
1/16" = 1'-0"

CIMARRON APARTMENTS DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



**DAVIS
PARTNERSHIP
ARCHITECTS**

Principal
DANIEL DAVIS
Principal
JENNIFER DAVIS
Principal
JAMES DAVIS
Principal
JESSICA DAVIS
Principal
JOHN DAVIS
Principal
KYLE DAVIS
Principal
LUCAS DAVIS
Principal
MARCUS DAVIS
Principal
NATHAN DAVIS
Principal
OLIVER DAVIS
Principal
PETER DAVIS
Principal
RILEY DAVIS
Principal
SAMUEL DAVIS
Principal
TAYLOR DAVIS
Principal
VICTOR DAVIS
Principal
WILLIAM DAVIS
Principal
Xavier Davis
Principal
YOUNG DAVIS
Principal
ZACHARY DAVIS
Principal

DEVELOPMENT PLAN

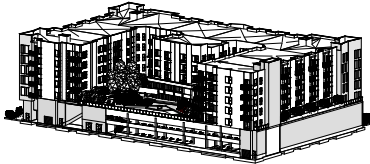
CIMARRON APARTMENTS
SUBDIVISION FILING NO. 1
225 E. CIMARRON ST.
COLORADO SPRINGS,
CO 80903

OWN: DAVIS PARTNERSHIP	
DATE: 01/21/22	
PROJECT NO: 20121.00.000	
SUBMITTING DATE: 01/21/22	
SHEET NUMBER:	

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EXTERIOR ELEVATIONS

225 E CIMARRON - FBZ DEVELOPMENT PLAN
LAND USE REVIEW FILE # CPC DP 22-00019



③ 3D VIEW - SOUTH WEST CORNER - SDP



② SOUTH ELEVATION - SDP
1/16" = 1'-0"

EXTERIOR WALL FINISHES

SPC	GRAY 3-COAT STUCCO; SMOOTH FINISH
PMF	CORRUGATED METAL PANEL; ENGINEERED CORTEN FINISH
SFC	WOOD-LOOK FIBER CEMENT PANEL
MCD	GROUND FACE BLOCK; BROWN/TAN MIX
CCP	CAST IN PLACE CONCRETE; BOARD FORM FINISH
CON	CAST IN PLACE CONCRETE

SCALE: 1/16" = 1'-0"



① WEST ELEVATION - SDP
1/16" = 1'-0"

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



ARCHITECTS
FORMASTKY
2725 WALNUT STREET
DENVER, CO 80202
303.551.2864

ARCHITECTS
INTERIOR DESIGN
DAVID FARRINSHIP ARCHITECTS
280 BLAKE STREET
DENVER, CO 80202
303.367.8888

LANDSCAPE ARCHITECT
JAMES A. LUTHELMAN
2015 W. 15TH AVENUE
DENVER, CO 80202
303.851.8888

PLANNING & ENGINEERING
CLARK CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 100000
COLORADO SPRINGS, CO 80902
719.750.0100

ELECTRICAL ENGINEERS
ENGINEERS/ARCHITECTS
HUGH KIRKPATRICK
1407 WASHINGTON AVE
DENVER, CO 80202

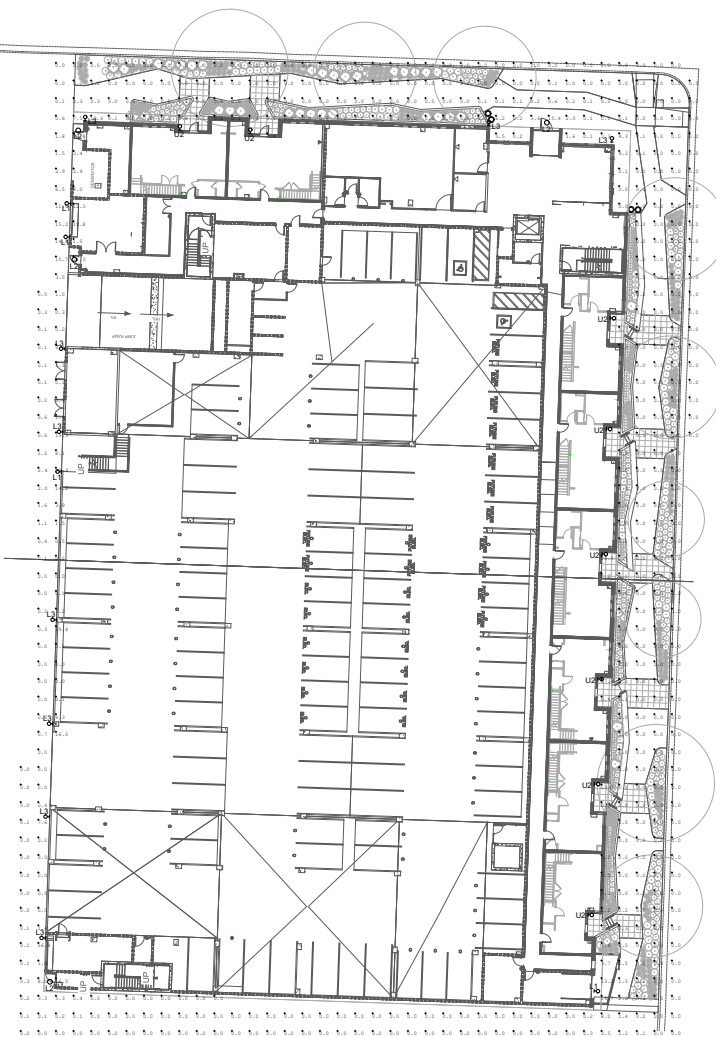
DEVELOPMENT PLAN

CIMARRON APARTMENTS
SUBDIVISION FILING NO. 1
225 E. CIMARRON ST.
COLORADO SPRINGS,
CO 80903

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PROJECT NO.	20121.00.000
SUBMITTAL DATE:	01/21/22

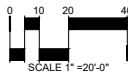
SHEET NUMBER:
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NOTES:

1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY ADJACENT TO PUBLIC ROADS, SHALL BE ORIENTED OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL, IEA LIGHTING STANDARDS FOR DISABILITY GLARE.
2. ALL FIXTURES TO BE FULL CUTOFF. SEE SPEC SHEETS FOR MORE INFORMATION.
3. NO TYPE F FORWARD THROU BEAM FIXTURES, POLE MOUNTED LIGHTS AIMED AT THE FACADE OR UNSHIELDED WALLBACKS TO BE USED.
4. FIXTURES TO BE OPERATED DUEK TO DRAIN ONLY USING A PHOTOCELL AND TIME/LOCATOR TO CONTROL FIXTURES. SITE SECURITY WITH REMOTE CONTROLLED DIMMING CAPABILITY.
5. SITE LIGHTING OBJECTIVES FOR LIGHT POLLUTION, BUILDING AND PARKING AREAS TO PROMOTE SAFETY AND SECURITY WITH ADDITIONAL DOWNLIGHT AT ENTRIES FOR WALKWAYS. CLOUSEHOSE LIGHTING TO BE PRIMARILY FOR SAFETY AND SECURITY WITH ADDITIONAL DOWNLIGHTS AT ENTRY LOCATIONS TO ENHANCE WALKWAYS AND ARCHITECTURAL DETAILS.
6. MITIGATION OF LIGHT OUTPUT ADJACENT TO PROPOSED NEIGHBORHOODS: FIXTURES TO BE MOUNTED AND ORIENTED IN A MANNER TO REDUCE GLARE, FOOTCANDLERS AND LIGHT POLLUTION.
7. "MR" REFERS TO "MOUNTING HEIGHT" OF FIXTURE.

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Site Area	Illuminance	Fc	0.99	21.0	0.0

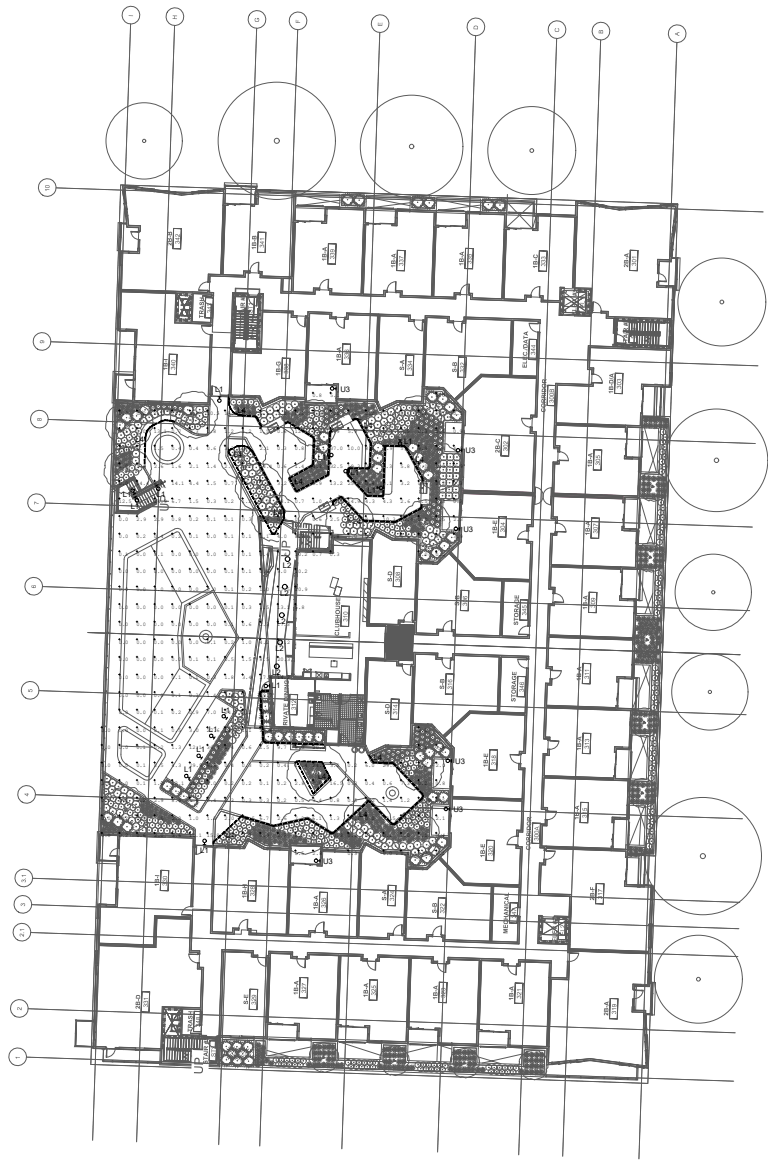


1407 Washington Ave.
GOLDEN, CO 80401
Phone: 720-399-2410
KG@KLOKGROUP.COM

SITE PHOTOMETRIC PLAN

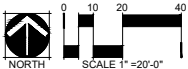
CIMARRON APARTMENTS
DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



- NOTES:
- 1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY ADJACENT TO PUBLIC ROW, SHALL BE ORIENTED OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.
 - 2. ALL FIXTURES TO BE FULL CUTOFF. REFER TO SPEC SHEETS FOR MORE INFORMATION.
 - 3. NO TYPE IV FORWARD THROW FIXTURES, POLE MOUNTED LIGHTS ARMED AT THE FACE OR UNSHIELDED WALL PACKS TO BE USED.
 - 4. FIXTURES TO BE OPERATED DUSK TO DAWN ONLY USING A PHOTOCELL AND TIMELOCK TO CONTROL FIXTURES. SITE FIXTURES TO HAVE DIMMING CAPABILITY TO HAVE LIGHT REDUCED BY 50% DURING POST CURFEW HOURS.
 - 5. SITE LIGHTING OBJECTIVES FOR ALL RESIDENTIAL BUILDING AND PARKING AREAS TO PRIORITIZE SAFETY AND SECURITY, WITH ADDITIONAL FIXTURES AT ENTRANCES FOR WAYFINDING. CLUBHOUSE LIGHTING TO BE PRIMARILY FOR SAFETY AND SECURITY, WITH ADDITIONAL DOWNLIGHTS AT ENTRY COLUMNS TO ENHANCE WAYFINDING AND ARCHITECTURAL DETAILS.
 - 6. MITIGATION OF LIGHT ONTO ADJACENT PROPERTIES/NEIGHBORHOODS: FIXTURES TO BE MOUNTED AND ORIENTED IN A MANNER TO REDUCE GLARE, FOOTCANDLES AND LIGHT LEAK.
 - 7. "MH" REFERS TO "MOUNTING HEIGHT" OF FIXTURE.

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Site Area	Illuminance	Fc	3.89	48.1	0.0



KLOG GROUP
1487 Washington Ave.
GOLDEN, CO 80401
Phone: 720-399-3416
KOG@KLOGGROUP.COM

DECK LEVEL PHOTOMETRIC PLAN



DAVIS PARTNERSHIP ARCHITECTS
1400 SOUTH STREET
SUITE 200
DENVER, CO 80202
303.733.1234
WWW.DAVISARCHITECTS.COM
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WWW.DAVISARCHITECTS.COM

DEVELOPMENT
PLAN

CIMARRON APARTMENTS
SUBDIVISION FILING NO. 1
225 E. CIMARRON ST.
COLORADO SPRINGS,
CO 80903

DATE	12/21/22
DESIGNED BY	DAVID J. DAVIS
DRAWN BY	DAVID J. DAVIS
CHECKED BY	DAVID J. DAVIS
APPROVED BY	DAVID J. DAVIS

PROJECT NO.
20121.00.000

SUBMITTAL DATE
01/21/22

SHEET NUMBER
14

14 of 16

225 E CIMARRON - FBZ DEVELOPMENT PLAN
LAND USE REVIEW FILE # CPC DP 22-00019

CIMARRON APARTMENTS
DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



DAVIS
PARTNERSHIP
ARCHITECTS

PROJECT:
SUBMITTAL DATE:
SUBMITTAL TIME:
SUBMITTAL LOCATION:
SUBMITTAL CONTACT:
SUBMITTAL PHONE:
SUBMITTAL EMAIL:
SUBMITTAL ADDRESS:
SUBMITTAL CITY:
SUBMITTAL STATE:
SUBMITTAL ZIP:

DEVELOPMENT
PLAN

CIMARRON APARTMENTS
SUBDIVISION FILING NO. 1
225 E. CIMARRON ST.
COLORADO SPRINGS,
CO 80903

SDP LUMINAIRE SCHEDULE							
TYPE	LAMPS/KELVIN	DESCRIPTION	MOUNTING HEIGHT	LUMENS	LOAD, VA	VOLTS	MANUFACTURER/CAT. NO.
U2	3000K LED	10" H X 1.5" D, WALL MOUNTED LED CYLINDER UP/DOWNLIGHT, WET LOCATION, 90+ CRI	7' WALL MOUNTED	884	11	120	SIMES LIGHTING S.2905W-3000K
U3	3000K LED	10" H X 4" D, WALL MOUNTED LED CYLINDER DOWNLIGHT, WET LOCATION, 90+ CRI	7' WALL MOUNTED	560	11	120	WAC LIGHTING WS-W36610
L1	3000K LED	8" X 8", WALL MOUNTED, LED AREA LIGHT WITH TYPE II DISTRIBUTION, WET LISTED, 90+ CRI	7' WALL MOUNTED	2256	26	120	PERFORMANCE LIGHTING MIMIK 20 TYPE II 071154
L2	3000K LED	4.5" RECESSED ROUND LED DOWNLIGHT, 50 DEGREE BEAM, WET LISTED, 90+ CRI	CEILING MOUNTED	1775	16	120	USAI B4RD-16G1-30KH-50-S-UNV
L3	3000K LED	13" H X 3" D, WALL MOUNTED LED CYLINDER UP/DOWNLIGHT, WET LOCATION, 90+ CRI	7' WALL MOUNTED	2216	27	120	SIMES LIGHTING S.2915W-3000K
L4	3000K LED	WET LISTED LED TAPE LIGHT	WALL MOUNTED	121 / FT	1.5 / FT	120	LL18WET-1-30K-SL85
1. VERIFY EXACT FIXTURE'S CATALOG NUMBER, FINISH, LAMP(S), LENGTHS AND OPTIONS WITH TENANT/ARCHITECT PRIOR TO ORDERING. 2. CONTRACTOR TO VERIFY COMPATIBLE DIMMER TYPE AND MANUFACTURER FROM LUMINAIRE CUT SHEET 3. CONTRACTOR TO PROVIDE ALL PARTS AND ACCESSORIES FOR A COMPLETE, AND FUNCTIONING SYSTEM.							

SIMES

MINISMOOTH DOUBLE EMISSION



S.2905W
2 module LED 3000K 884lm 11W 220-240VAC ON/OFF
Surface mounted

Light Source Technical Data	
Light source type:	LED
Color temperature:	3000K
Rated module luminous flux:	884lm
Rated module luminous flux:	884lm
Rated input power:	11W
Luminous efficacy:	80lm/W
ULR:	50%
Color Rendering Index:	CRI 90
Standard Deviation Color Matching:	MacAdam step 3
Power Supply Technical Data	
Voltage (AC):	220-240VAC
Frequency (Hz):	60/50Hz
Voltage (DC):	170-280VDC
Dimmable:	NOT DIMMABLE
(DALI 2: PUSH available with surge)	
Temperature and life time Technical Data	
LED Lifetime:	L80 B10 70,000h T2 25°C
Life span of the LUMINAIRE:	L80 B10 50,000h T2 40°C
Performance ambient temperature:	min. 50 000h T2 40°C
Operating ambient temperature range:	50 20°C to +50°C
Storage temperature range:	50 20°C to +50°C

SPECIAL VERSION ON REQUEST: This Luminaire can be supplied with a surge-in class II (without power supply). Requires wiring remote power supply in conformance with 2008 NEC 250.104, 250.106, 250.108, 250.110, 250.112, 250.114, 250.116, 250.118, 250.120, 250.122, 250.124, 250.126, 250.128, 250.130, 250.132, 250.134, 250.136, 250.138, 250.140, 250.142, 250.144, 250.146, 250.148, 250.150, 250.152, 250.154, 250.156, 250.158, 250.160, 250.162, 250.164, 250.166, 250.168, 250.170, 250.172, 250.174, 250.176, 250.178, 250.180, 250.182, 250.184, 250.186, 250.188, 250.190, 250.192, 250.194, 250.196, 250.198, 250.200, 250.202, 250.204, 250.206, 250.208, 250.210, 250.212, 250.214, 250.216, 250.218, 250.220, 250.222, 250.224, 250.226, 250.228, 250.230, 250.232, 250.234, 250.236, 250.238, 250.240, 250.242, 250.244, 250.246, 250.248, 250.250, 250.252, 250.254, 250.256, 250.258, 250.260, 250.262, 250.264, 250.266, 250.268, 250.270, 250.272, 250.274, 250.276, 250.278, 250.280, 250.282, 250.284, 250.286, 250.288, 250.290, 250.292, 250.294, 250.296, 250.298, 250.300, 250.302, 250.304, 250.306, 250.308, 250.310, 250.312, 250.314, 250.316, 250.318, 250.320, 250.322, 250.324, 250.326, 250.328, 250.330, 250.332, 250.334, 250.336, 250.338, 250.340, 250.342, 250.344, 250.346, 250.348, 250.350, 250.352, 250.354, 250.356, 250.358, 250.360, 250.362, 250.364, 250.366, 250.368, 250.370, 250.372, 250.374, 250.376, 250.378, 250.380, 250.382, 250.384, 250.386, 250.388, 250.390, 250.392, 250.394, 250.396, 250.398, 250.400, 250.402, 250.404, 250.406, 250.408, 250.410, 250.412, 250.414, 250.416, 250.418, 250.420, 250.422, 250.424, 250.426, 250.428, 250.430, 250.432, 250.434, 250.436, 250.438, 250.440, 250.442, 250.444, 250.446, 250.448, 250.450, 250.452, 250.454, 250.456, 250.458, 250.460, 250.462, 250.464, 250.466, 250.468, 250.470, 250.472, 250.474, 250.476, 250.478, 250.480, 250.482, 250.484, 250.486, 250.488, 250.490, 250.492, 250.494, 250.496, 250.498, 250.500, 250.502, 250.504, 250.506, 250.508, 250.510, 250.512, 250.514, 250.516, 250.518, 250.520, 250.522, 250.524, 250.526, 250.528, 250.530, 250.532, 250.534, 250.536, 250.538, 250.540, 250.542, 250.544, 250.546, 250.548, 250.550, 250.552, 250.554, 250.556, 250.558, 250.560, 250.562, 250.564, 250.566, 250.568, 250.570, 250.572, 250.574, 250.576, 250.578, 250.580, 250.582, 250.584, 250.586, 250.588, 250.590, 250.592, 250.594, 250.596, 250.598, 250.600, 250.602, 250.604, 250.606, 250.608, 250.610, 250.612, 250.614, 250.616, 250.618, 250.620, 250.622, 250.624, 250.626, 250.628, 250.630, 250.632, 250.634, 250.636, 250.638, 250.640, 250.642, 250.644, 250.646, 250.648, 250.650, 250.652, 250.654, 250.656, 250.658, 250.660, 250.662, 250.664, 250.666, 250.668, 250.670, 250.672, 250.674, 250.676, 250.678, 250.680, 250.682, 250.684, 250.686, 250.688, 250.690, 250.692, 250.694, 250.696, 250.698, 250.700, 250.702, 250.704, 250.706, 250.708, 250.710, 250.712, 250.714, 250.716, 250.718, 250.720, 250.722, 250.724, 250.726, 250.728, 250.730, 250.732, 250.734, 250.736, 250.738, 250.740, 250.742, 250.744, 250.746, 250.748, 250.750, 250.752, 250.754, 250.756, 250.758, 250.760, 250.762, 250.764, 250.766, 250.768, 250.770, 250.772, 250.774, 250.776, 250.778, 250.780, 250.782, 250.784, 250.786, 250.788, 250.790, 250.792, 250.794, 250.796, 250.798, 250.800, 250.802, 250.804, 250.806, 250.808, 250.810, 250.812, 250.814, 250.816, 250.818, 250.820, 250.822, 250.824, 250.826, 250.828, 250.830, 250.832, 250.834, 250.836, 250.838, 250.840, 250.842, 250.844, 250.846, 250.848, 250.850, 250.852, 250.854, 250.856, 250.858, 250.860, 250.862, 250.864, 250.866, 250.868, 250.870, 250.872, 250.874, 250.876, 250.878, 250.880, 250.882, 250.884, 250.886, 250.888, 250.890, 250.892, 250.894, 250.896, 250.898, 250.900, 250.902, 250.904, 250.906, 250.908, 250.910, 250.912, 250.914, 250.916, 250.918, 250.920, 250.922, 250.924, 250.926, 250.928, 250.930, 250.932, 250.934, 250.936, 250.938, 250.940, 250.942, 250.944, 250.946, 250.948, 250.950, 250.952, 250.954, 250.956, 250.958, 250.960, 250.962, 250.964, 250.966, 250.968, 250.970, 250.972, 250.974, 250.976, 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250.2180, 250.2182, 250.2184, 250.2186, 250.2188, 250.2190, 250.2192, 250.2194, 250.2196, 250.2198, 250.2200, 250.2202, 250.2204, 250.2206, 250.2208, 250.22

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



A1 of A1

[illegible]

APARTMENTS
225 E. CIMARRON ST.
COLORADO SPRINGS,
CO 80903

[illegible]

225 E CIMARRON - FBZ DEVELOPMENT PLAN
LAND USE REVIEW FILE # CPC DP 22-00019